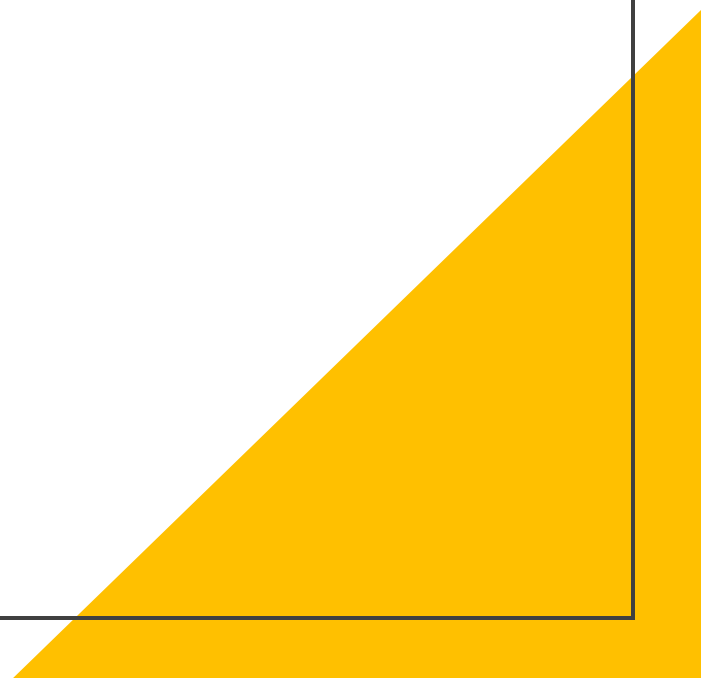


Due to the COVID-19 Pandemic emergency, the May 24, 2021 meeting of the Eisenhower West Landmark Van Dorn Implementation Advisory Group is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All members of the Advisory Group and staff are participating from remote locations through a Zoom Webinar.

Welcome!

The Eisenhower West Landmark Van Dorn
Implementation Advisory Group Meeting
on the [Landmark Redevelopment](#)
will begin shortly at 6 pm

A large yellow triangle is positioned in the bottom right corner of the slide, pointing towards the top right.

Agenda & Presenters

1. **Ground Rules, Process & Project Overview**
2. **Proposed Master Plan Amendments**
3. **Advisory Group Discussion/ Community Q&A**
4. **Next Steps**

Staff:

- *Jeff Farner, Deputy Director, COA Dept. of Planning & Zoning*
- *Ashley Labadie, AICP, Urban Planner, COA Dept. of Planning & Zoning*

Applicant:

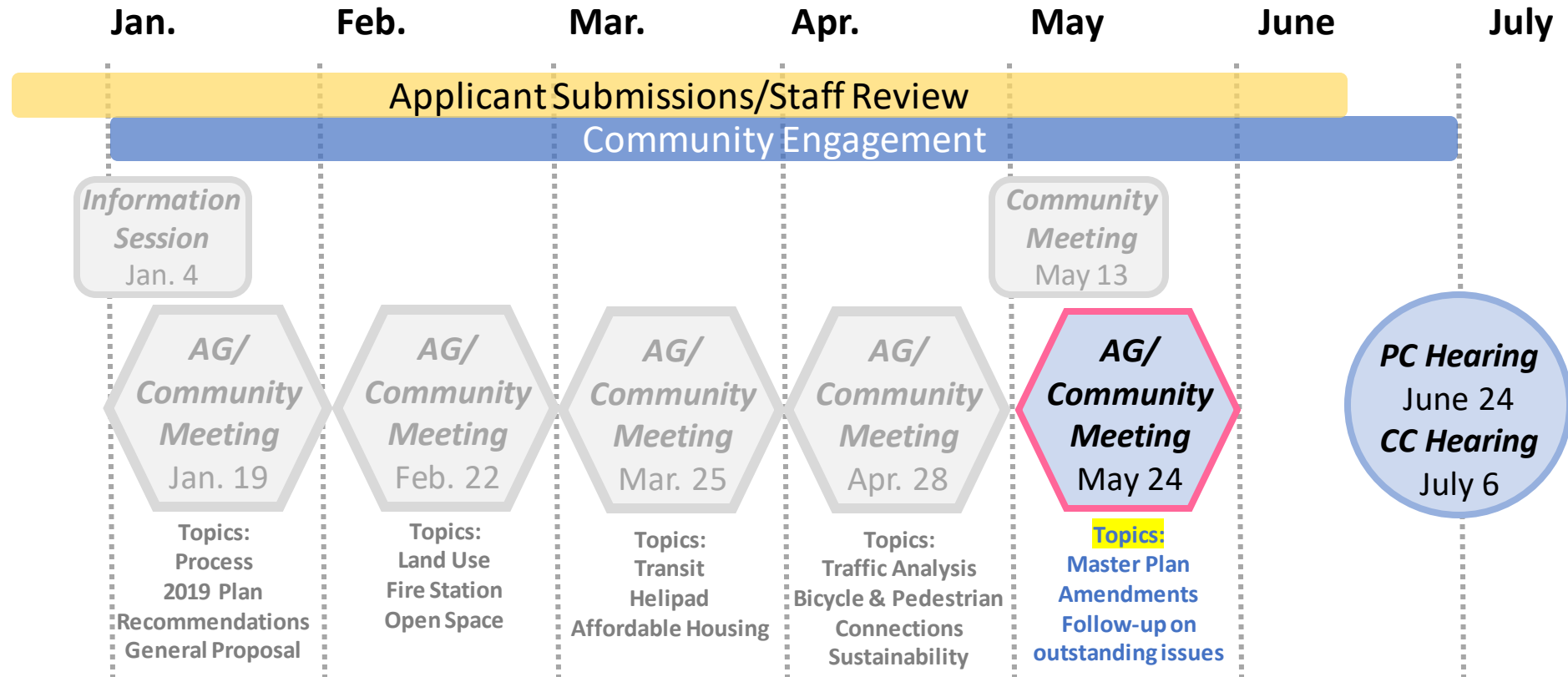
- *Jay Kelly, Vice President Development, Foulger-Pratt*
- *Jonathan Rak, Partner, McGuireWoods*
- *Tom McDuffie, President, Inova Realty*
- *Cathy Puskar, Partner, Walsh Colucci Lubeley & Walsh*

Meeting Ground Rules

- Treat each other with respect
- Only one person speaks at a time
- Give everyone a chance to participate equally; avoid dominating
- Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences
- Ask for clarification; don't assume you know what someone means
- Don't characterize other people's views in or outside a group's meetings
- Mute yourself if you are not speaking



Landmark MPA/CDD/Rezoning Schedule



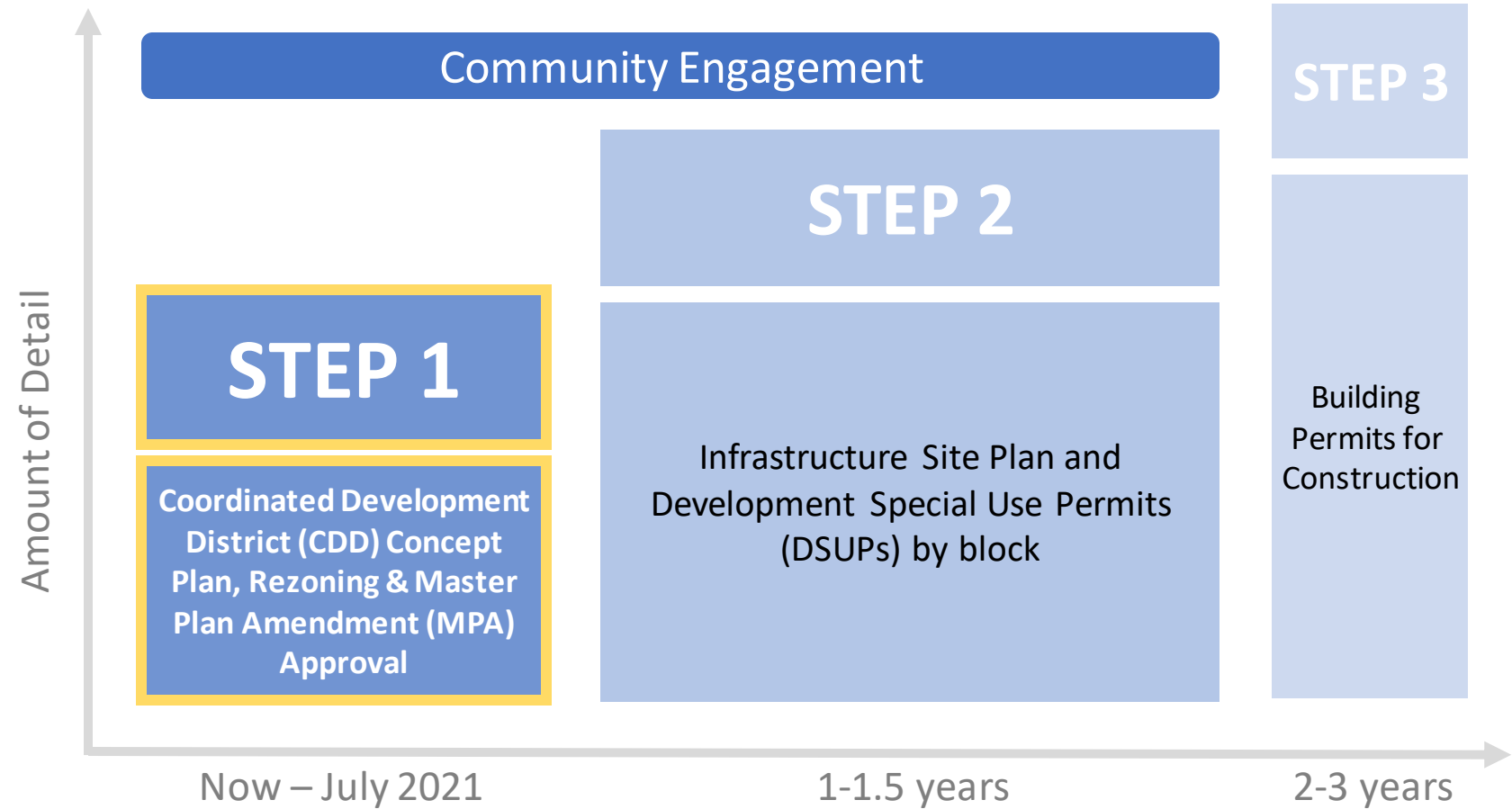
We are here

AG = Eisenhower West/Landmark Van Dorn Advisory Group
CC = City Council
PC = Planning Commission

Steps in the Redevelopment Process

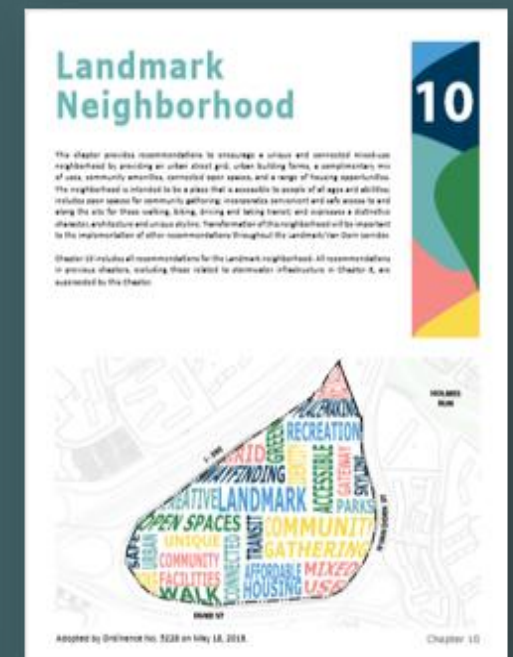
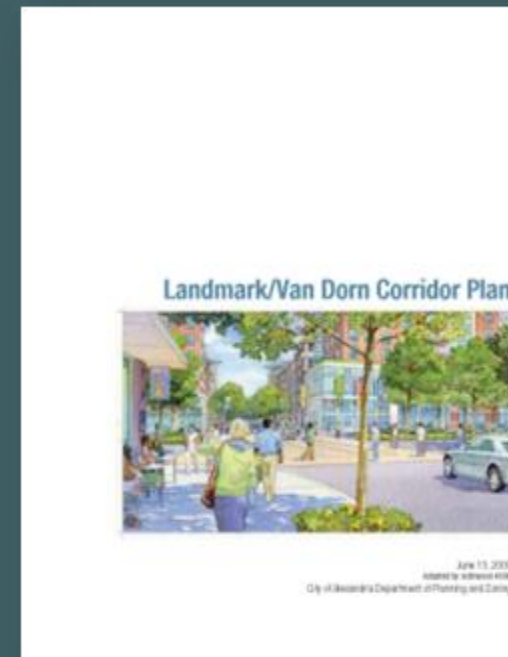
Current Proposal Builds on Previous Planning Efforts, including the 2018-2019 Replanning Process:

- 4 community events
- Public hearings
- Background information at alexandriava.gov/landmark



Master Plan Amendments

- **Master Plan** = community vision for an area adopted by council (i.e., Landmark Van Dorn Corridor Plan) with guiding recommendations for future development, streets, infrastructure, open space, housing, and community amenities.
- **Master Plan Amendments** = acceptable changes to the Master Plan that uphold the intent of the original Plan. Examples:
 - Map updates
 - Identifiers/labels
 - Legends and notes
 - Text updates for consistency with graphics and others unaffiliated with graphics within the Plan narrative and recommendations





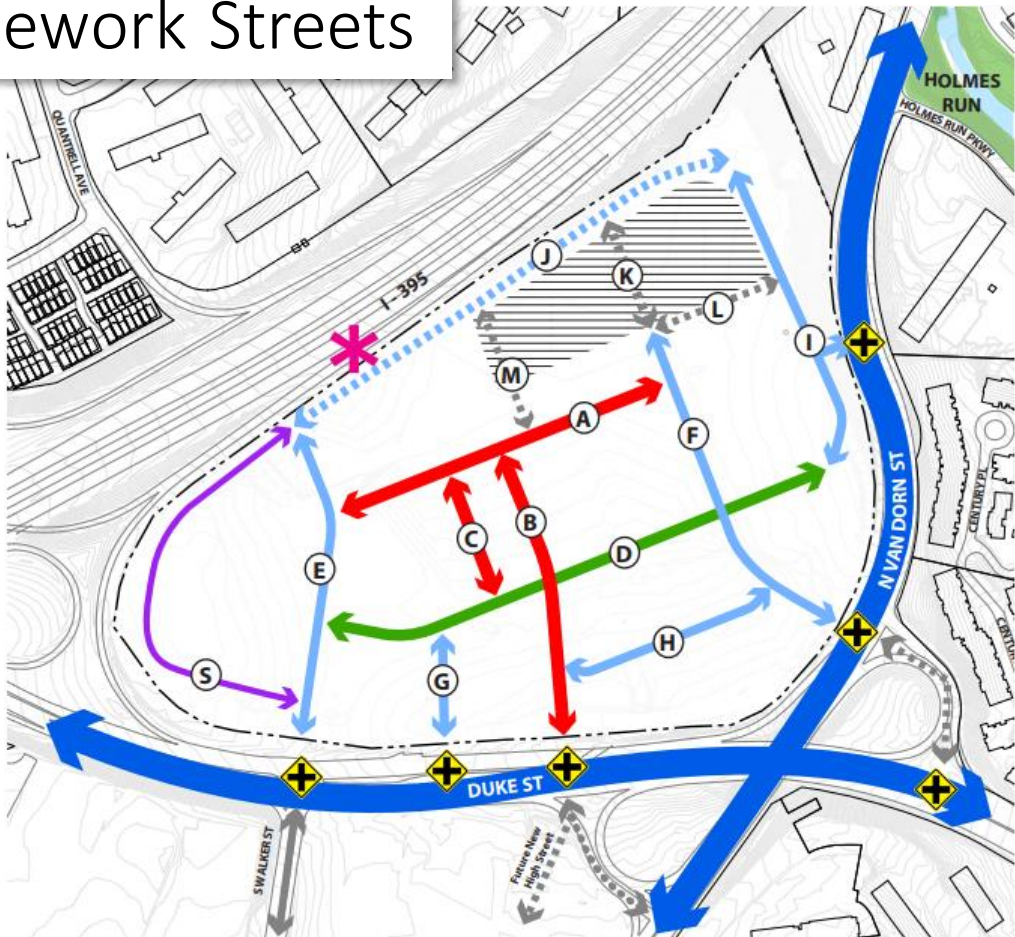
Revitalization of 52-acre unoccupied mall site into a mixed-use, walkable urban village

- ✓ **≈ 4 million square feet**, anchored by a world-class 1+ million-SF Inova Hospital
- ✓ **Diverse offering of rental and for-sale housing opportunities** – including affordable housing, senior housing, market-rate apartments, condos, and townhouses
- ✓ **Fire station** with co-located affordable units.
- ✓ **Complementary mix of vibrant and active** retail, commercial, entertainment and green space offerings – integrated into a cohesive neighborhood
- ✓ **Sustainable development & improved integration** with adjacent neighborhood.

For illustrative purposes only

Framework Streets

2019 Landmark Van Dorn Corridor Plan



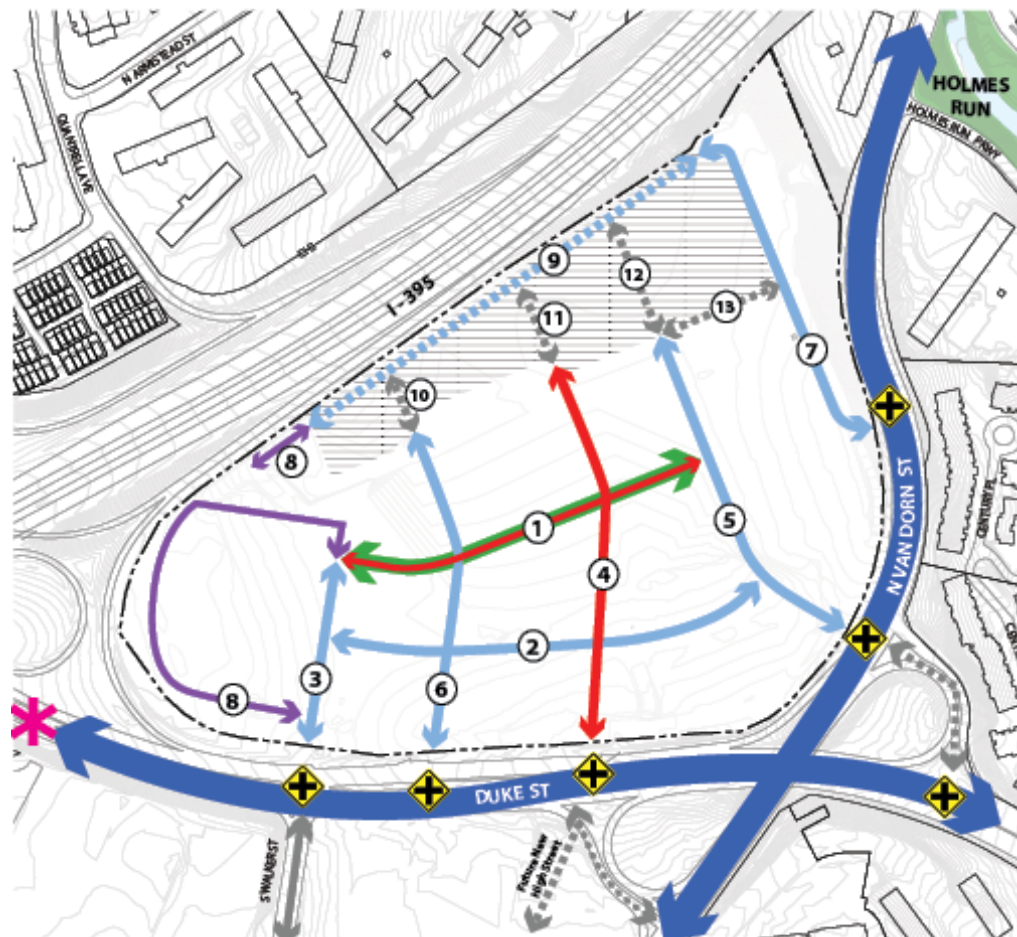
LEGEND

- Main Street
- Mixed-Use Boulevard (Green Street)
- Neighborhood Connector (1)
- Commercial Connector (2)
- Service Street
- Future Extensions (3)
- Signalized Intersections
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Potential Connection to/from I-395 (4)
- Existing Connector
- Interim Connector

Notes:

- Framework Street J to be designed and constructed as a Neighborhood Connector but used in the Interim as a Service Street.
- Improvements limited to property frontage.
- Future street extensions in the event that the above grade parking structure is redeveloped.
- Location of a potential connection is for illustrative proposes only. Final location will be in coordination with VDOT and the City.

2021 Proposed Amendments



LEGEND

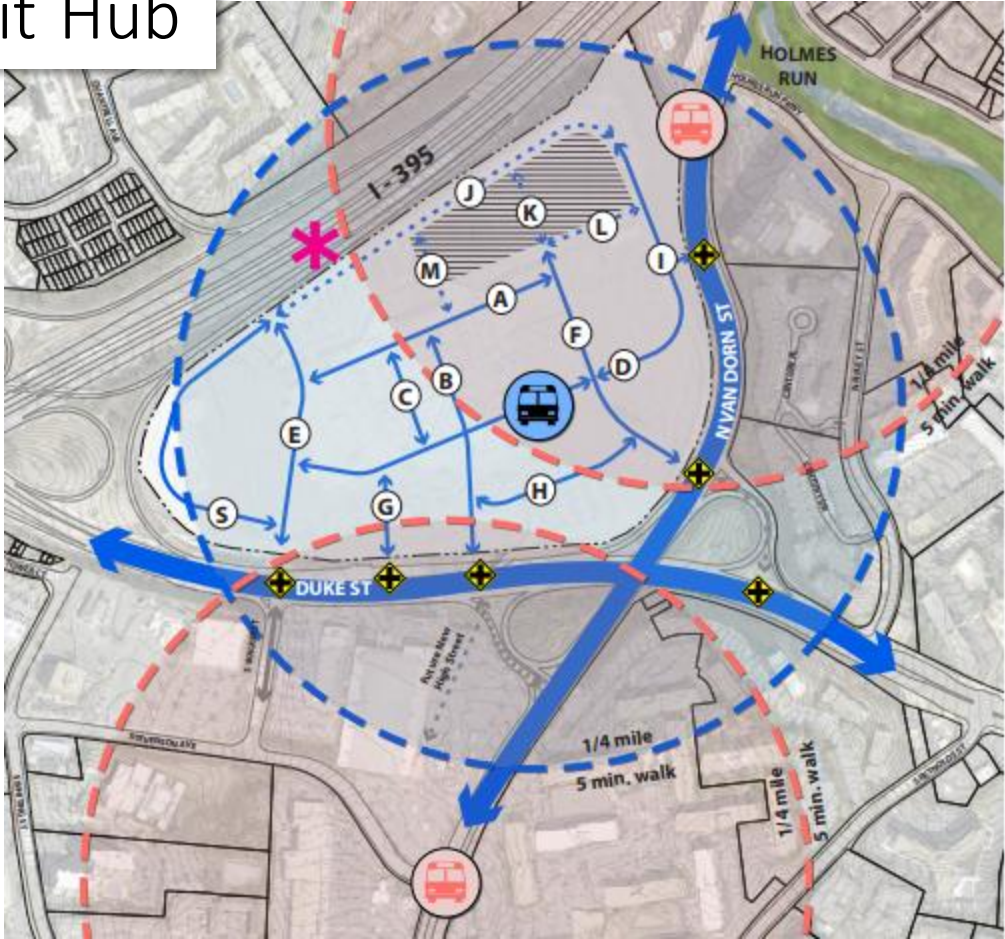
- Main Street
- Green Street
- Neighborhood Connector (1)
- Commercial Connector (2)
- Service Connection
- Future Extensions (3)
- Signalized Intersections
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Enhanced Connection to/from I-395 (4)
- Existing Connector
- Interim Connector

Notes:

- ~~Framework Street J to be designed and constructed as a Neighborhood Connector but used in the Interim as a Service Street.~~
- Improvements limited to property frontage.
- Future street extensions in the event that the above grade parking structure is redeveloped.
- Location of an enhanced connection is for illustrative proposes only. Final location will be in coordination with VDOT and the City.

Transit Hub

2019 Landmark Van Dorn Corridor Plan



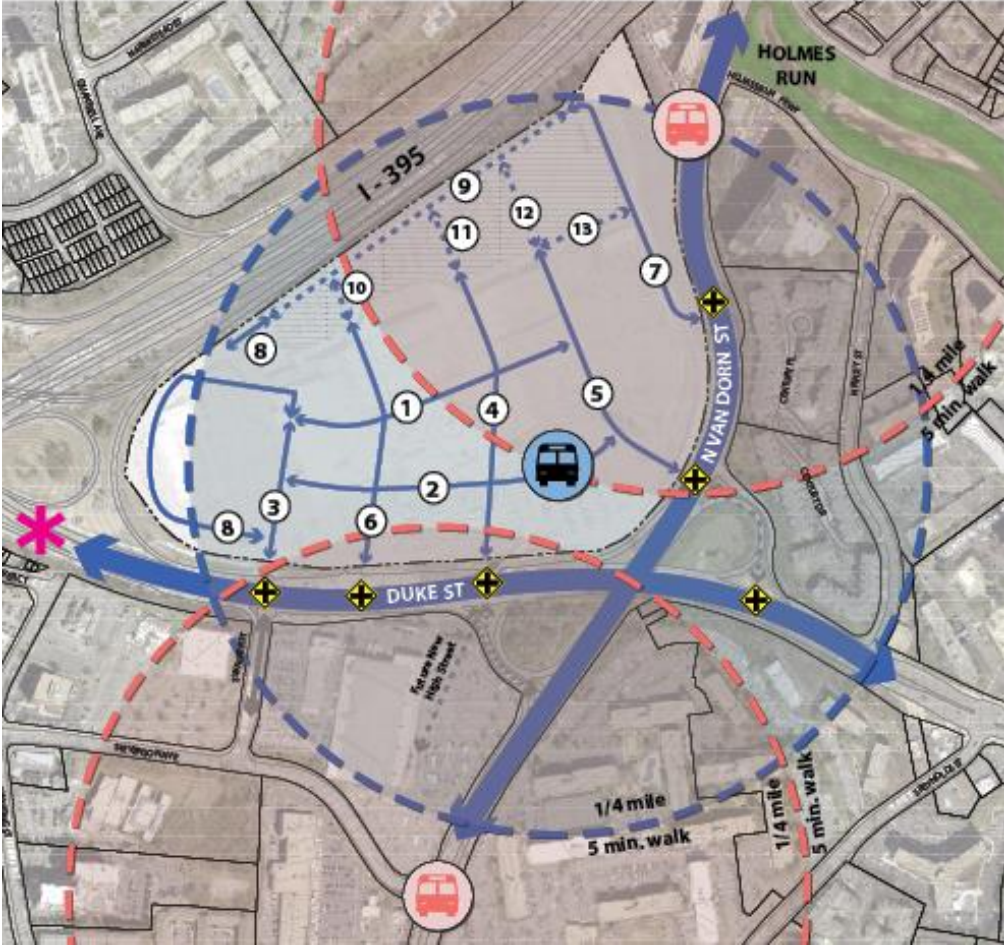
LEGEND

- Proposed Transit Hub (1)
- Planned West End Transitway Stop
- Potential Connection to/from I-395 (2)
- Framework Streets
- Future Extensions
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Existing Connector
- Interim Connector
- Signalized Intersections

Notes:

- The proposed transit hub is for illustrative proposes only. Final location and coordination will be determined during the development review process.
- Location of a potential connection is for illustrative proposes only. Final location will be in coordination with VDOT and the City.

2021 Proposed Amendments



LEGEND

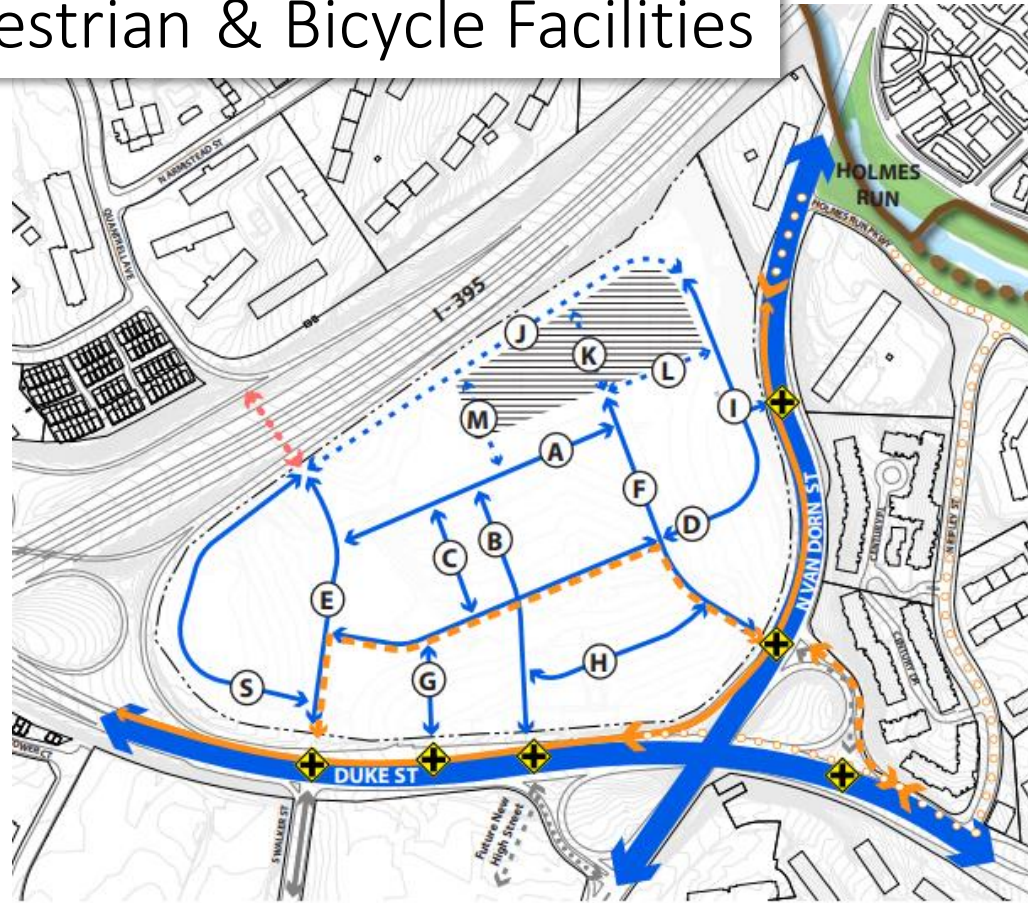
- Proposed Transit Hub (1)
- Planned West End Transitway Stop
- Enhanced Connection to/from I-395 (2)
- Framework Streets & Service Connections
- Future Extensions
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Existing Connector
- Interim Connector
- Signalized Intersections

Notes:

- The proposed transit hub is for illustrative proposes only. Final location and coordination will be determined during the development review process.
- Location of an enhanced connection is for illustrative proposes only. Final location will be in coordination with VDOT and the City.

Pedestrian & Bicycle Facilities

2019 Landmark Van Dorn Corridor Plan



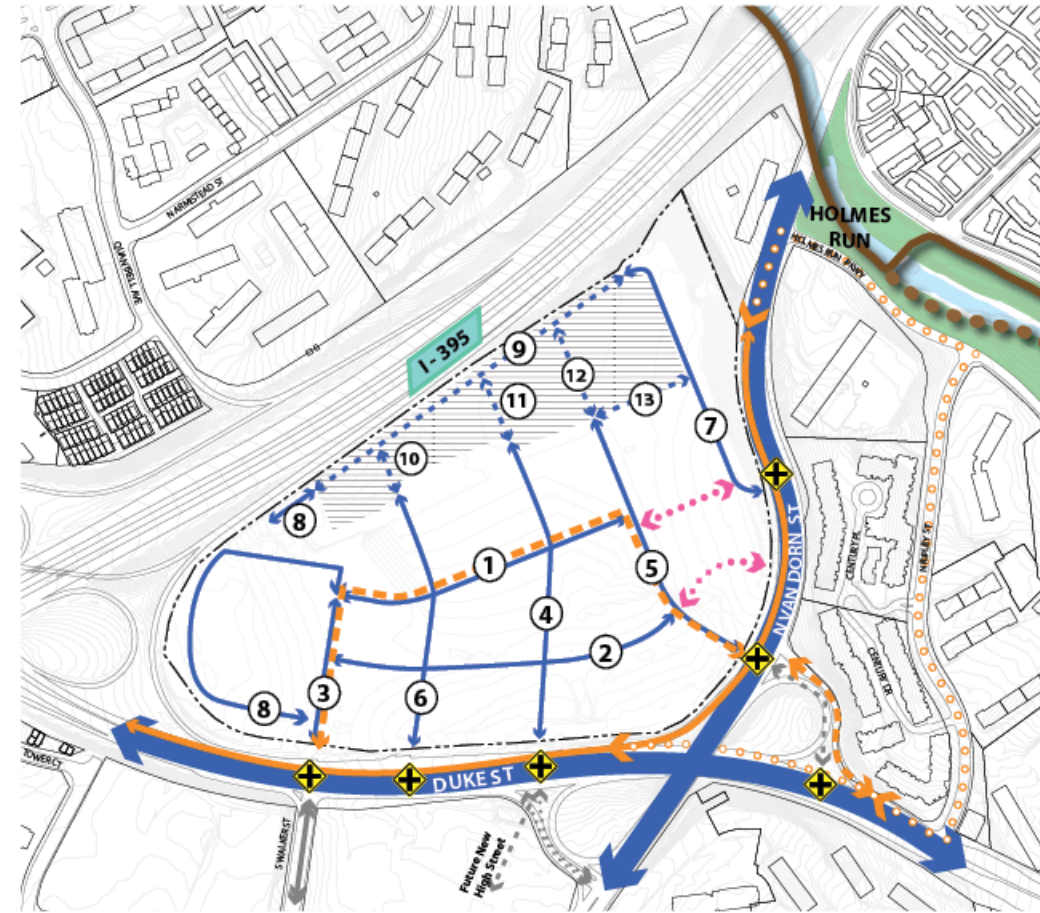
LEGEND

- Shared-use Trail
- - - Bike Facility as determined by CDD (1)
- o o o Potential Bike Facility Planned by City (1)
- Existing Trail
- o o o Planned Trail by city
- - - Potential Pedestrian/ Bicycle Bridge Connection (2)
- Framework Streets
- - - Future Extensions
- = Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Existing Connector
- - - Interim Connector
- + Signalized Intersections

Notes:

- Bicycle facilities may be a shared-use, enhanced bicycle corridor (dedicated lanes) or shared roadway (sharrow), consistent with the Transportation Master Plan.
- Location of a potential connection is for illustrative proposes only. Final location will be in coordination with VDOT and the City.

2021 Proposed Amendments



LEGEND

- Shared-use Trail
- - - Bike Facility as determined by CDD (1)
- o o o Potential Bike Facility Planned by City (1)
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Notes:

- Bicycle facilities may be a shared-use, enhanced bicycle corridor (dedicated lanes) or shared roadway (sharrow), consistent with the Transportation Master Plan.
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Open Space

2019 Landmark Van Dorn Corridor Plan



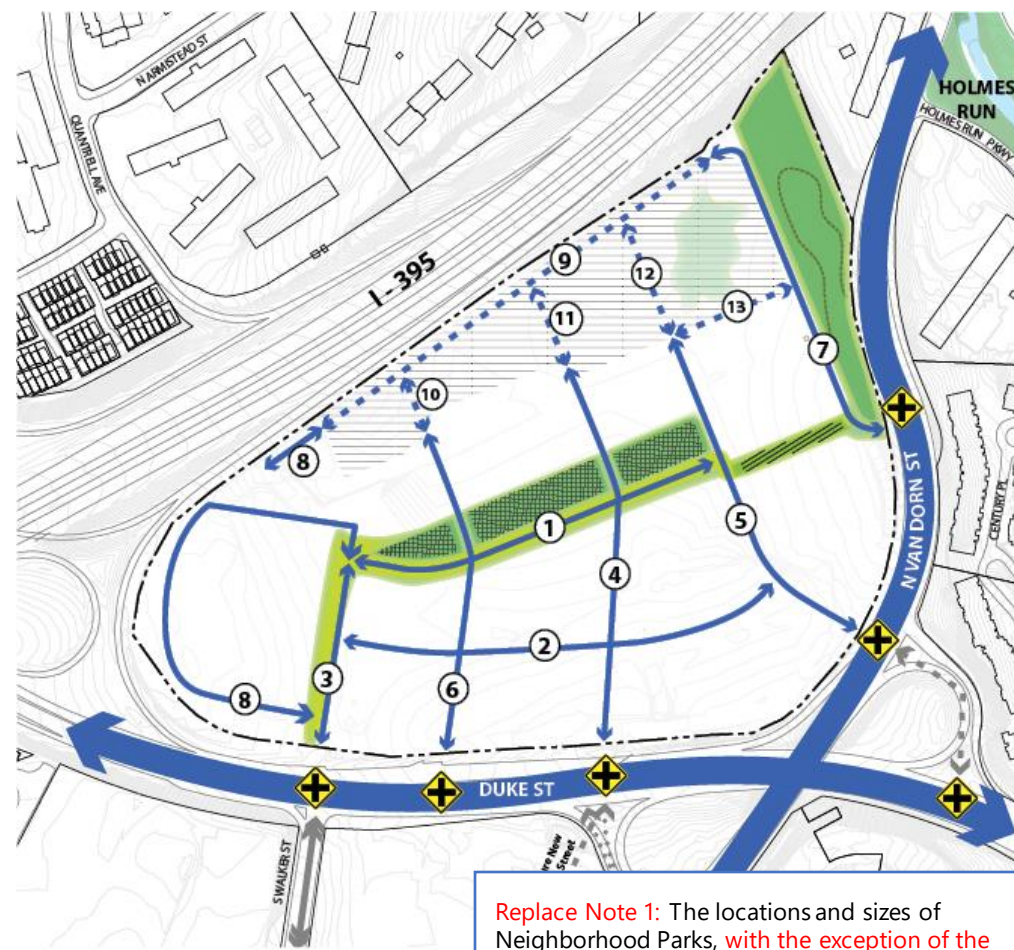
LEGEND

- Central Plaza (1)
- Terrace Park (1)
- Neighborhood Park (2)
- Green Street (Framework Street D)
- Potential Active Recreation
- Trail Connection (3)
- Framework Streets
- Future Extensions
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Existing Connector
- Interim Connector
- Signalized Intersections

Notes:

1. The Central Plaza and Terrace Park will be provided in locations depicted in Figure 12.
2. The locations and size of Neighborhood Parks will be determined as part of the development review process.
3. Trail connection in Terrace Park is for illustrative purposes only.
4. In addition to the minimum 3.5 acres of publicly accessible open space, a minimum of 25% open space at-or above-grade is required per development block.

2021 Proposed Amendments



LEGEND

- Central Plaza (1)
- Terrace Park (1)
- Neighborhood Park (2)
- Green Street (~~Framework Street D~~)
- Potential Active Recreation

Notes:

1. The Central Plaza and Terrace Park will be provided in locations depicted in Figure 12.
2. The locations and size of Neighborhood Parks will be determined as part of the development review process.
3. Trail connection in Terrace Park is for illustrative purposes only.
4. In addition to the minimum 3.5 acres of publicly accessible open space, a minimum of 25% open space at-or above-grade is required per development block.

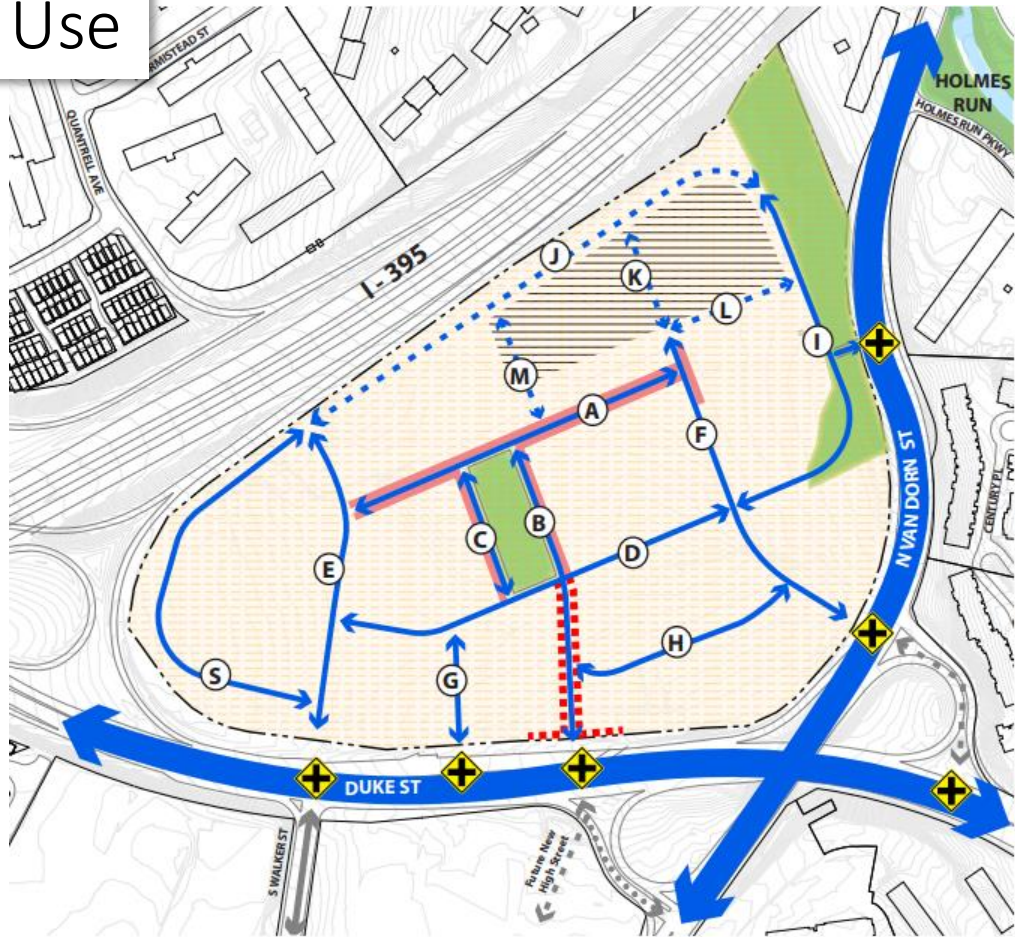
Replace Note 1: The locations and sizes of Neighborhood Parks, with the exception of the paseo between Streets 5 and 7, will be determined as part of the development review process.

Add to Note 4: A hospital and affiliated hospital uses may provide a reduced percentage of open space as determined in the Coordinated Development District.

Add Note 5: Potential Active Recreation use can be provided to the extent parking is not needed.

2019 Landmark Van Dorn Corridor Plan

Land Use



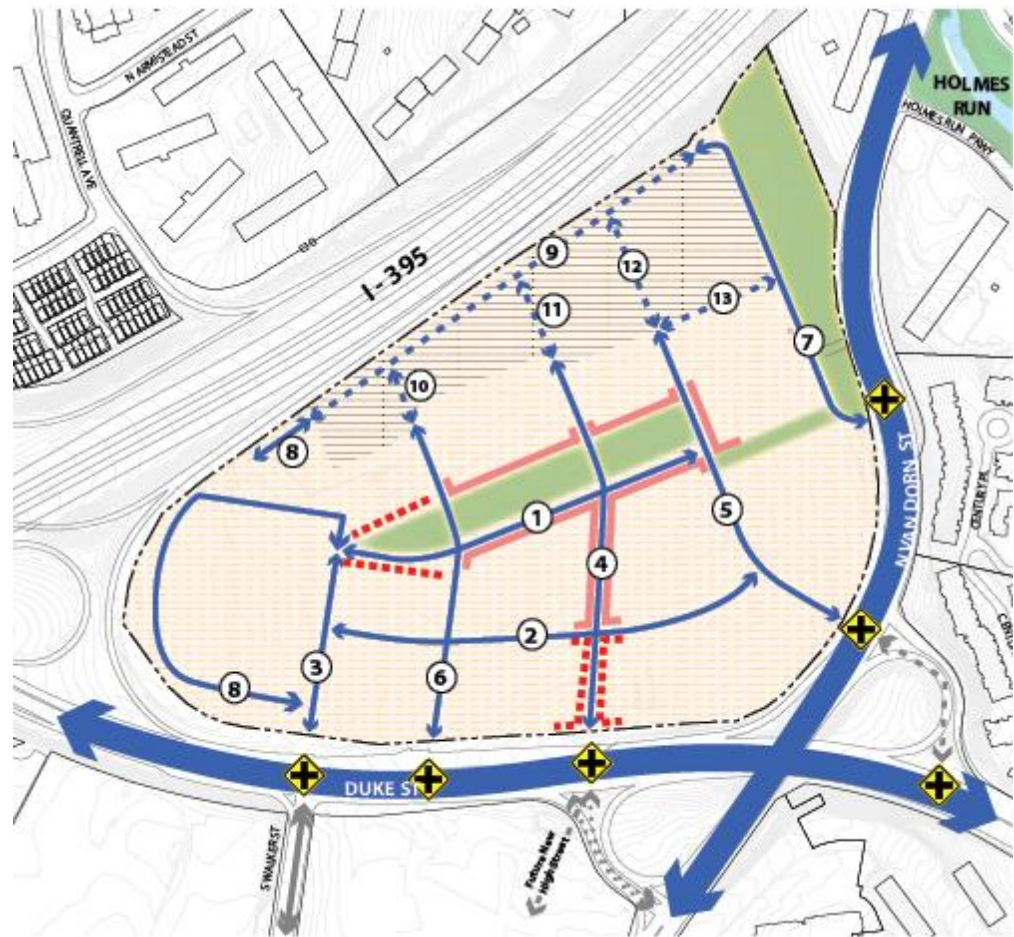
LEGEND

- Required Active Retail Streets
- - Preferred Active Retail Streets
- Mixed-Use (Minimum 20% Non-residential)
- Fixed Public Parks (Central Plaza (1) and Terrace Park)
- Framework Streets
- Future Extensions
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Existing Connector
- Interim Connector
- Signalized Intersections

Notes:

- May include one-story accessory structures consistent with the intent of the park, if approved as part of the development review process.

2021 Proposed Amendments



LEGEND

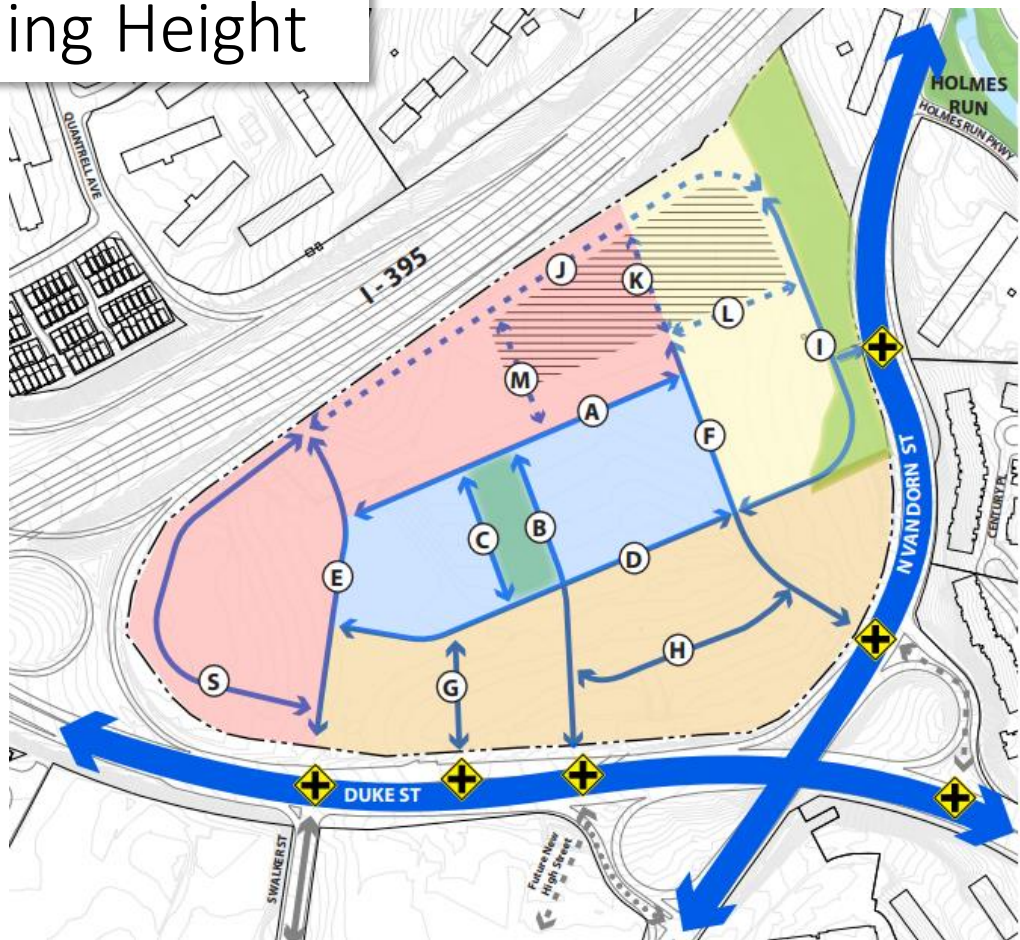
- Required Active/Retail Streets
- - Preferred Active/Retail Streets
- Mixed-Use (Minimum 20% Non-residential)
- Fixed Public Parks (Central Plaza (1) and Terrace Park and Paseo)
- Framework Streets & Service Connections
- Future Extensions
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Existing Connector
- Interim Connector
- Signalized Intersections

Notes:

- May include one-story accessory structures consistent with the intent of the park, if approved as part of the development review process.

Building Height

2019 Landmark Van Dorn Corridor Plan



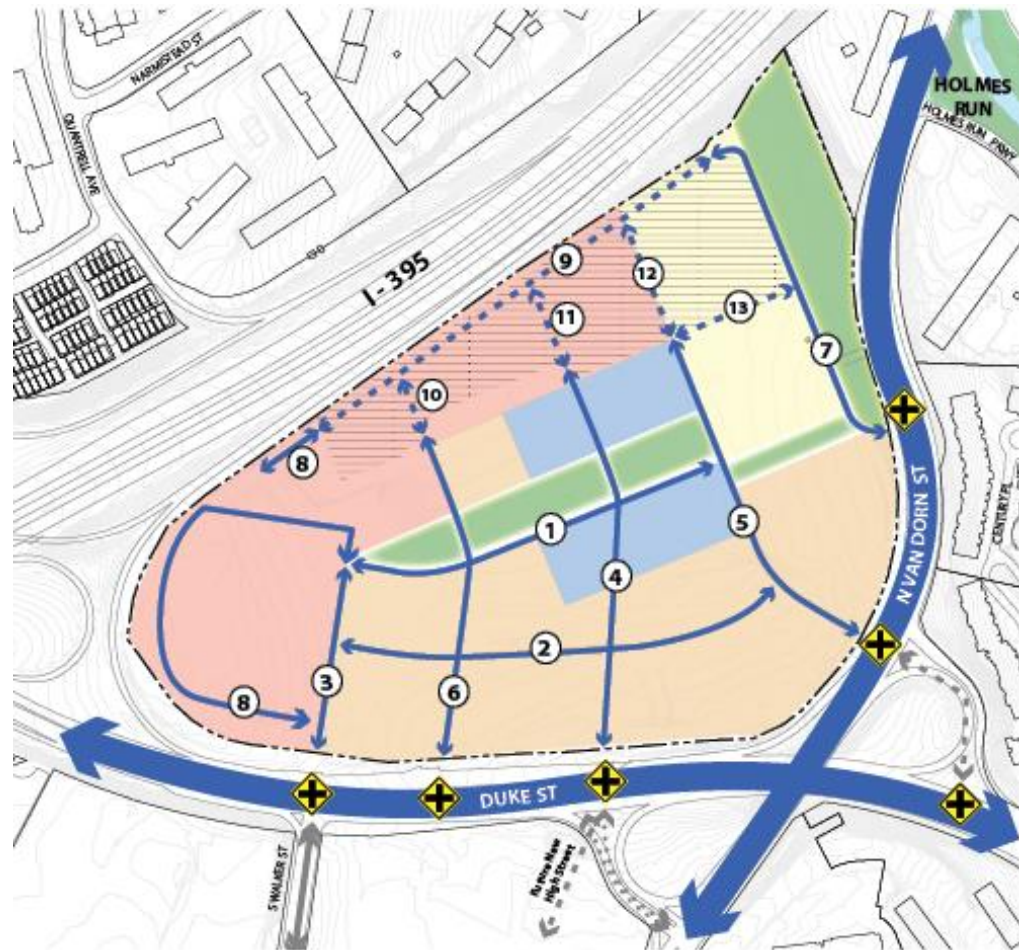
LEGEND

- Up to 85 feet (5-8 stories)
- Up to 120 feet (7-12 stories)
- Up to 180 feet (14-18 stories)
- Up to 250 feet (16-25 stories)
- Fixed Public Parks (Central Plaza (1) and Terrace Park)
- Framework Streets
- Future Extensions
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Existing Connector
- Interim Connector
- Signalized Intersections

Notes:

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2021 Proposed Amendments



LEGEND

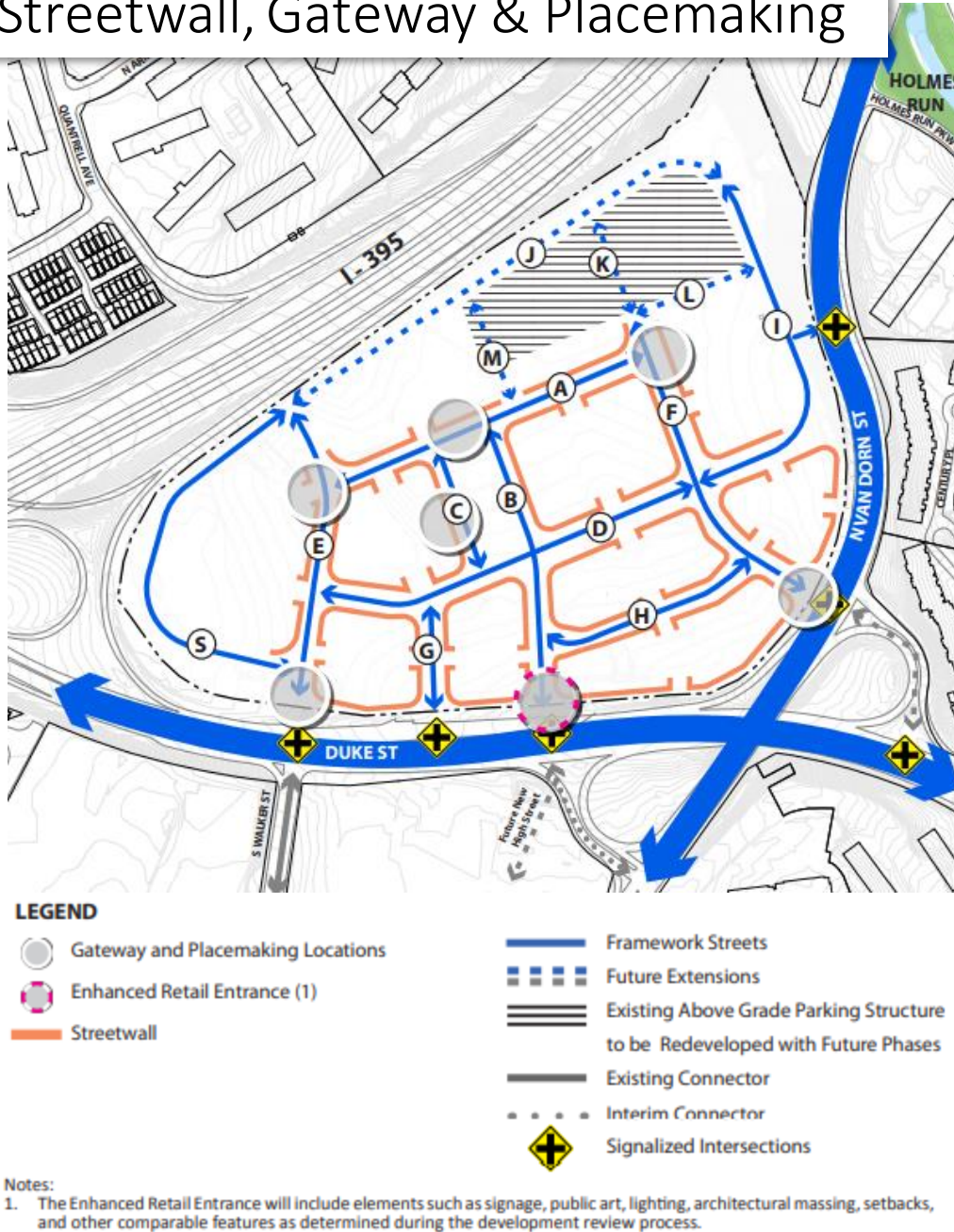
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- Fixed Public Parks (Central Plaza (1) and Terrace Park and Paseo)
- Framework Streets & Service Connections
- Future Extensions
- Existing Above Grade Parking Structure to be Redeveloped with Future Phases
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- Interim Connector
- Signalized Intersections

Notes:

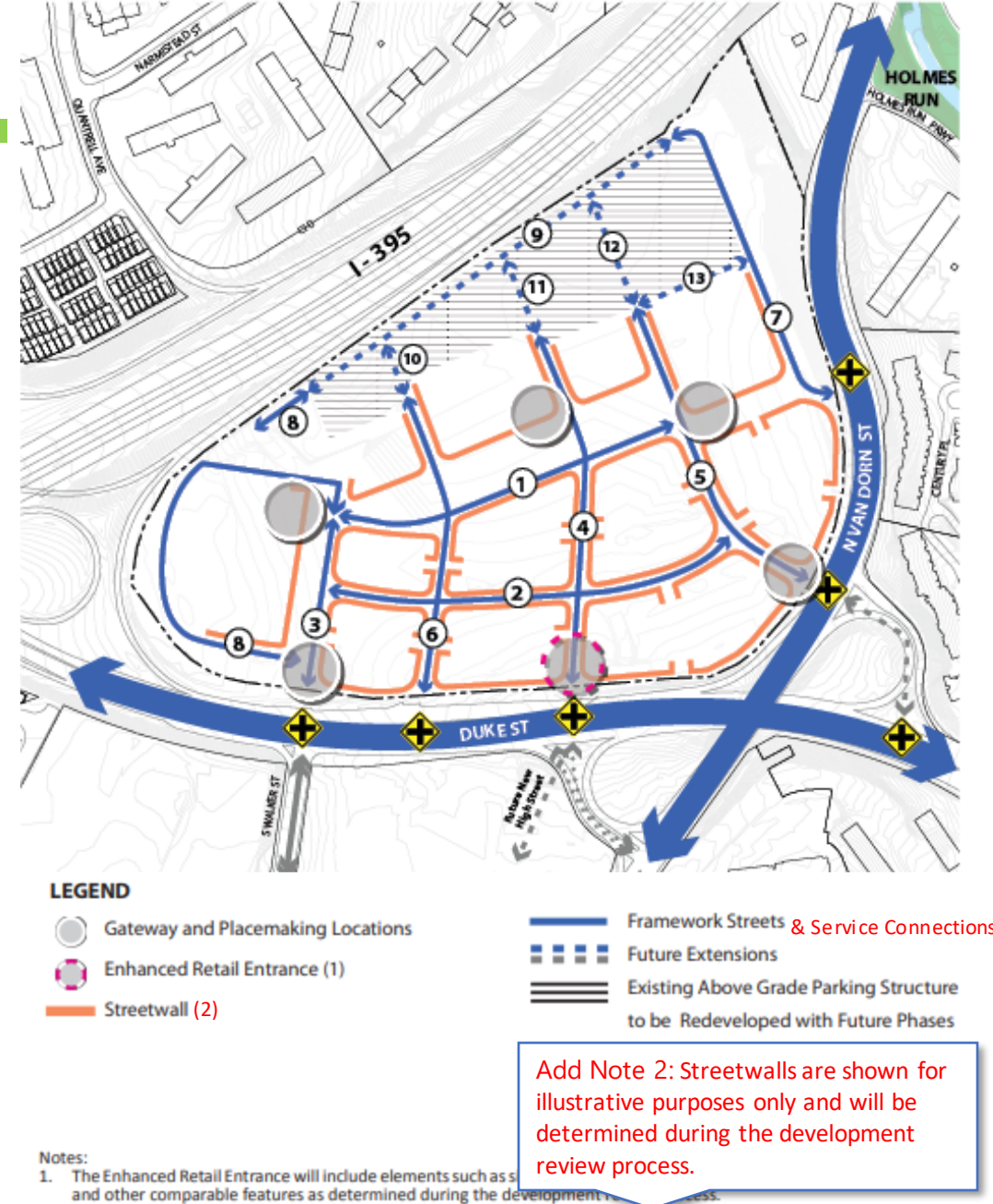
- May include one-story accessory structures consistent with the intent of the park, if approved as part of the development review process.

Bldg. Streetwall, Gateway & Placemaking

2019 Landmark Van Dorn Corridor Plan



2021 Proposed Amendments



Add Note 2: Streetwalls are shown for illustrative purposes only and will be determined during the development review process.

Proposed Text Change Topics

- **Street Identifiers and Types throughout the Plan**
- **Edits to Legends**
- **Hospital Campus Open Space**
- **Above Grade Parking Garage Screening**
- **Ground Floor Height on Active/Retail Streets**

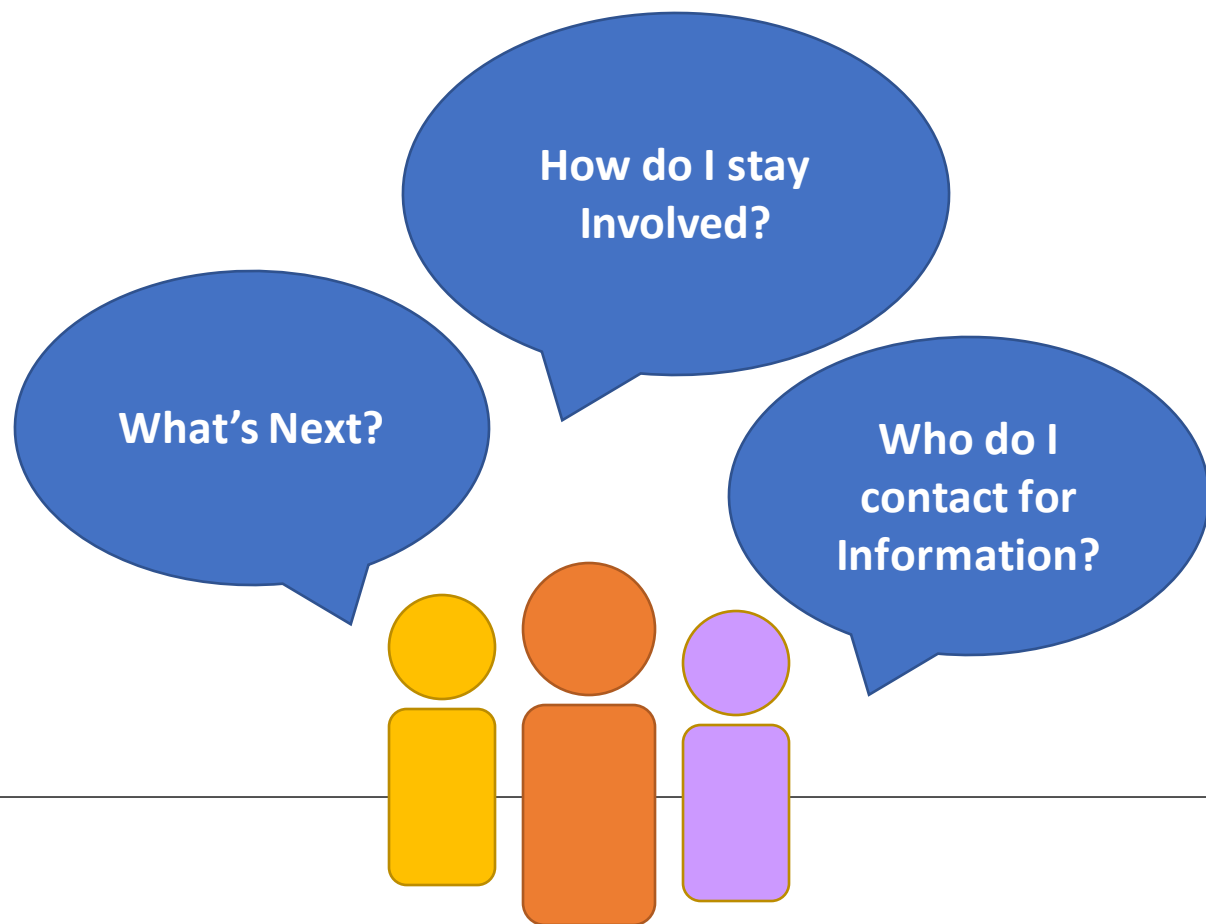
Next Steps

- **For the Advisory Group:**
 - Prepare letter for Planning Commission and City Council regarding consistency of the CDD proposal with the intent of the Landmark Van Dorn Corridor Plan
 - Chair, Mindy Lyle, to prepare draft; Ashley Labadie to send to Advisory Group for comments
 - Advisory Group comments to Ashley: June 2
- **Staff Report Published:** June 11
- **Planning Commission Hearing:** June 24
- **City Council Hearing:** July 6
- **Future Submissions:**
 - Infrastructure Site Plan
 - Development Special Use Permits for individual blocks

Advisory Group Discussion

Community Q&A

General public may post questions in the “Q&A” function or use the “Raise Your Hand” feature to speak



Next Events:

June 24 Planning Commission

July 6 City Council

Visit the Website!

Alexandriava.gov/Landmark

- *Presentation & recording of this meeting*
- *Previous event materials*
- *Applicant submission materials*
- *Links to previous planning process*

Sign up for eNews notifications

Alexandriava.gov/enews

Contact Ashley Labadie with Questions:

- Ashley.Labadie@alexandriava.gov
- 703.746.3801